



MINUTES

Special Meeting of the Mayor and Council
Thursday, June 26, 2025
7:00 PM

To view the Mayor & Council meeting via livestream, please access the YouTube link which is posted on the Northvale website, www.northvalenj.org. Go to government tab, then to meeting livestreams.

Mayor McGuire called the meeting to order at 7:00 PM in the Council Chambers at 116 Paris Avenue, Northvale, New Jersey 07647.

Mayor McGuire read the Open Public Meetings Act Notice into the record as follows:

“This is a Special Meeting of the Mayor and Council of the Borough of Northvale. The date, time and location of this meeting have been advertised in the two official newspapers of the Borough, filed with the Municipal Clerk, and posted on the bulletin board in the Municipal Building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at public meetings.”

SALUTE TO THE FLAG AND MOMENT OF SILENCE

Mayor McGuire asked everyone to stand and join him in a salute to the flag. He also asked everyone to remain standing for a moment of silence for our first responders and troops around the world protecting us.

Mayor McGuire asked for roll call:

Mayor McGuire	Present	Councilwoman McMorrow	Present
Councilman Bakalian	Present	Councilman Mattessich	Present
Councilwoman Fernandez	Present	Councilman Menafr	Present
		Councilman Sokoloski	Present

Other Officials Present:

Kenneth Ralph, Borough Attorney
Scott Loverich, Borough Engineer
Joseph Luppino, Chief Financial Officer
Frances Weston, Municipal Clerk

Mayor McGuire stated this is the public hearing for the 2025 Municipal Budget. Mayor McGuire opened the meeting to the public. There being no questions or comments, Mayor McGuire closed the meeting to the public.

Mayor McGuire asked Mr. Luppino to explain the amendment to the 2025 budget. Mr. Luppino stated the budget was introduced at the June 11th meeting and was sent to the state for their review. A few grants were in that he hadn't been advised about. The state requested these grants be included in the new budget. This does not change the tax levy. There were also a few reclassifications. He had put extra money in the pension bill but the state wanted the actual amount. Our strategy has been whatever is not spent to cancel and put in the fund balance at the end of the year. Mr. Luppino further explained that there was a change in the Library levy. It was off by approximately \$500. It was introduced at \$431,123 but the actual was \$431,605. The municipal tax levy went up \$5.00. The municipal was introduced at \$8,509,580 and is now \$8,509,585. This is just a small amendment. The budget amendment should be advertised on Monday or Tuesday. The public hearing on the amendment will be at the July 9th meeting and will be approved with the amendment at that time.

Mayor McGuire asked for a motion and second to approve Resolution #2025-102. Motion was moved by Councilman Sokoloski, seconded by Councilman Bakalian.



RESOLUTION #2025-102

TITLE: AMENDMENT OF 2025 BUDGET

WHEREAS, the Northvale Municipal budget for the year 2025 was approved on the 28th day of May, 2025; and

WHEREAS, the public hearing on said budget has been held as advertised; and

WHEREAS, it is desired to amend said approved budget.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale, in the County of Bergen, State of New Jersey, that the following amendments to the approved budget of 2025 be made:

	<u>FROM</u>	<u>TO</u>
3. Miscellaneous Revenue-Section F: Public and Private Revenues Offset with Appropriations:		
Clean Communities Grant	0	\$13,132.14
Recycling Tonnage Grant	0	13,054.72
COPS ASAP Grant	0	20,834.00
Body Armor Grant	0	1,641.07
Bergen County Cares	0	569.60
Municipal Alliance Grant	0	3,010.55
Jr. Police Academy	<u>0</u>	<u>1,000.00</u>
Total Section F: Special Items of Revenue		
Public And Private Revenue	0	53,242.08
Total Miscellaneous Revenues	\$1,678,498.00	1,731,740.08
5. Subtotal General Revenues (Items 1,2,3 and 4)	2,673,498.00	2,726,740.08
6. Amount to be Raised by Taxes for Support of Municipal Budget		
a) Local Tax for Municipal Purposes	8,509,580.41	8,509,585.67
b) Minimum Library Tax	431,123.00	431,605.08
Total Amt to be Raised by Taxes for Support of Municipal Budget	\$8,940,703.41	\$8,941,190.75
7. Total General Revenues	\$11,614,201.41	\$11,667,930.83
8. GENERAL APPROPRIATIONS		
(A) Operations – Within “CAPS”		
Employees Health Benefits		
Other Expenses	598,000.00	610,736.00
Total Operations (Item 8a within CAPS)	7,309,838.00	7,322,574.00
Total Operations Including Contingent-Within CAPS	7,314,838.00	7,327,574.00
(E) Deferred Charges and Statutory Expenditures		
Municipal within “CAPS”		
Police and Fireman’s Retirement System of NJ	655,000.00	649,000.00
Total Deferred Charges & Statutory Expenditures		
Municipal within “CAPS”	1,160,881.41	1,154,881.41
Total General Appropriations for Municipal Purposes		
Within “CAPS”	8,475,719.41	8,482,455.41
(A) Operations– Excluded from “CAPS”		



Public Library		
Other Expenses	431,123.00	431,605.08
CAP EXCLUSION PER LFN 2024-21R		
Employee Health Insurance	84,532.00	71,796.00
Total Other Operations – Excluded from “CAPS”	1,309,117.00	1,296,863.00
(A) Public and Private Programs Offset by Revenues:		
Clean Communities Grant	0	\$13,132.14
Recycling Tonnage Grant	0	13,054.72
COPS ASAP Grant	0	20,834.00
Body Armor Grant	0	1,641.07
Bergen County Cares	0	569.60
Municipal Alliance Grant	0	3,010.55
Jr. Police Academy	0	1,000.00
Total Public & Private Programs Offset by Revenue	0	53,242.08
Total Operations Excluded from “CAPS”	1,661,617.00	1,702,605.16
(D) Municipal Debt Service – Excluded from “CAPS”		
Interest on Notes	210,000.00	216,000.00
Total M Debt Municipal Debt Service Excluded From CAPS	976,500.00	982,500.00
(M) Reserve for Uncollected Taxes	318,449.00	318,454.26
TOTAL GENERAL APPROPRIATIONS	\$11,614,201.41	\$11,667,930.83

Mayor McGuire opened the meeting to the public for questions or comments on Resolution #2025-102 only. There being no questions or comments, Mayor McGuire closed the meeting to the public.

Mayor McGuire asked for a roll call vote:

Councilman Bakalian	Yes	Council President McMorrow	Yes
Councilwoman Fernandez	Yes	Councilman Menafrá	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Yes

NORTHVALE HOUSING ELEMENT AND FAIR SHARE PLAN

Mayor McGuire asked Lyndsy Knight, Neglia Engineer Planner, to explain the Housing Element and Fair Share Plan. Ms. Knight informed the Council that the Planning Board approved the plan at their last meeting. The Mayor and Council will be endorsing the plan tonight.

Ms. Knight explained the whole process. Each municipality has to have a present need and prospective need. The DCA determined that the prospective need has 3 factors – nonresidential factor which is based on the tax assessor records, income factor which is based on census data, and land capacity based on the mapping system. Ms. Knight said they checked the numbers parcel by parcel. Everything was submitted in January. The next deadline is June 30th. This plan encompasses the 3rd and 4th round. The present need obligation is 8 units in the next 10 years and to utilize funds from the Affordable Housing Trust Fund. The Borough has an unmet need of 306 units total for all rounds.

Councilman Sokoloski said we get the numbers from the state and we want to work with them. The state is not saying Northvale has to build these, the developer has to build. Northvale is not required to build anything.

Mayor McGuire asked Ms. Knight to speak about the unmet need number. Ms. Knight explained it is rolled over every round. The Borough’s total unmet number is 208 units.



Councilman Bakalian asked how is the present need determined. Ms. Knight replied if it goes through Bergen County Home Improvement Program, they track it. Councilman Bakalian also asked what happens if a developer wants to build in an overlay zone. Ms. Knight replied you cannot say do not build but we can negotiate. Councilman Bakalian also asked if 160 Paris Avenue counts for the third round. Ms. Knight said 5 units are included in the 4th round and 192 Livingston Street has 2 units. He further asked if in mixed use zone does it have to meet affordable units. Ms. Knight answered it depends in what zone.

Mayor McGuire asked for a motion and second to approve Resolution #2025-103. Motion was moved by Councilman Bakalian, seconded by Council President McMorrow.

RESOLUTION #2025-103

TITLE: RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN TO THE BOROUGH OF NORTHVALE’S MASTER PLAN PREVIOUSLY ADOPTED BY THE BOROUGH PLANNING BOARD

WHEREAS, by Resolution, dated June 18, 2025, the Planning Board of the Borough of Northvale (“Board”) adopted a Housing Element and Fair Share Plan (“HEFSP”) to the Borough’s Master Plan prepared by Neglia Group; and

WHEREAS, the Mayor and Borough Council agrees with the Board’s finding that the HEFSP complies with N.J.S.A. 40:55D-28b(3) and N.J.S.A. 52:27D-310 in that it is designed to achieve the goal of providing realistic development of affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing; and

WHEREAS, the Borough Council further agrees with the Board’s determination that the HEFSP is consistent with the goals and objectives of the Borough of Northvale’s Master Plan and that adoption and implementation of the HEFSP is in the public interest and will protect public health and safety and promote the general welfare.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Northvale, County of Bergen, State of New Jersey hereby approves and endorses the HEFSP that has been adopted by the Board.

BE IT FURTHER RESOLVED, that the Municipal Clerk is further authorized to immediately post a copy of this Resolution on the Borough’s website.

Mayor McGuire opened the meeting to the public for questions or comments on Resolution #2025-103.

William Sillery, 344 Bradley Avenue – he was on the Planning Board for a number of years and the major issue was parking. Paris Avenue is a disaster with not enough parking.

Mayor McGuire asked for a roll call vote:

Councilman Bakalian	Yes	Council President McMorrow	Yes
Councilwoman Fernandez	Yes	Councilman Menafra	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Yes

ADJOURNMENT

Mayor McGuire asked for a motion and second to adjourn the meeting at 7:35 PM. Motion was moved by Councilman Mattessich, seconded by Councilman Bakalian.

Mayor McGuire asked for a roll call vote:

Councilman Bakalian	Yes	Council President McMorrow	Yes
Councilwoman Fernandez	Yes	Councilman Menafra	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Yes



Joseph E. McGuire
Mayor

ATTEST:

Frances M. Weston

Frances M. Weston
Municipal Clerk

Approved: July 9, 2025